

2011 Property Tax Report

Jasper County

with Comparisons to Prior Years



Legislative Services Agency

September 2011

This report describes property tax changes in Jasper County between 2010 and 2011, with comparison to changes since 2007. In 2011, the changes from the big tax reform of 2008 were fully phased in with the elimination of the last of the state homestead credits. The 2009 recession affected assessments and local tax credits in many counties. Changes in local levies and assessments also were important in many counties.

Comparable Homestead Property Tax Changes in Jasper County

The average homeowner saw a 5.8% tax bill increase from 2010 to 2011.

Homestead taxes in 2011 were still 50.5% lower than they were in 2007, before the property tax reforms.

97.1% of homeowners saw lower tax bills in 2011 than in 2007.

58.0% of homeowners saw tax increases of between 1% and 9% from 2010 to 2011.

The largest percentage of homeowners have seen between a 40% and 59% decrease in their tax bills from 2007 to 2011.

	2010 to 2011		2007 to 2011	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	5,978	81.0%	202	2.7%
No Change	96	1.3%	10	0.1%
Lower Tax Bill	1,308	17.7%	7,170	97.1%
Average Change in Tax Bill	5.8%		-50.5%	
Detailed Change in Tax Bill				
20% or More	368	5.0%	161	2.2%
10% to 19%	1,330	18.0%	21	0.3%
1% to 9%	4,280	58.0%	20	0.3%
0%	96	1.3%	10	0.1%
-1% to -9%	1,084	14.7%	39	0.5%
-10% to -19%	108	1.5%	53	0.7%
-20% to -29%	43	0.6%	112	1.5%
-30% to -39%	34	0.5%	336	4.6%
-40% to -49%	12	0.2%	2,095	28.4%
-50% to -59%	7	0.1%	3,042	41.2%
-60% to -69%	2	0.0%	1,014	13.7%
-70% to -79%	6	0.1%	255	3.5%
-80% to -89%	2	0.0%	98	1.3%
-90% to -99%	0	0.0%	39	0.5%
-100%	10	0.1%	87	1.2%
Total	7,382	100.0%	7,382	100.0%

Note: Percentages may not total due to rounding.

LOSS OF STATE HOMESTEAD CREDIT AND LOWER LOCAL PROPERTY TAX CREDITS RAISE HOMEOWNER TAX BILLS

Homestead Property Taxes

Homestead property taxes increased 5.8% on average in Jasper County in 2011. This was more than the state average of 4.4%. Jasper County homestead taxes were still 50.5% lower in 2011 than they were in 2007, before the big tax reform. The larger-than-average homestead tax increase in 2011 was partly due to the phaseout of the state homestead credit in 2011. The state homestead credit was 6.5% in Jasper County in 2010. In addition, Jasper County's local property tax credit declined in 2011, due to a drop in the local income tax revenues that fund it. Still, the local credit remains large, so homestead taxes are relatively low in Jasper County.

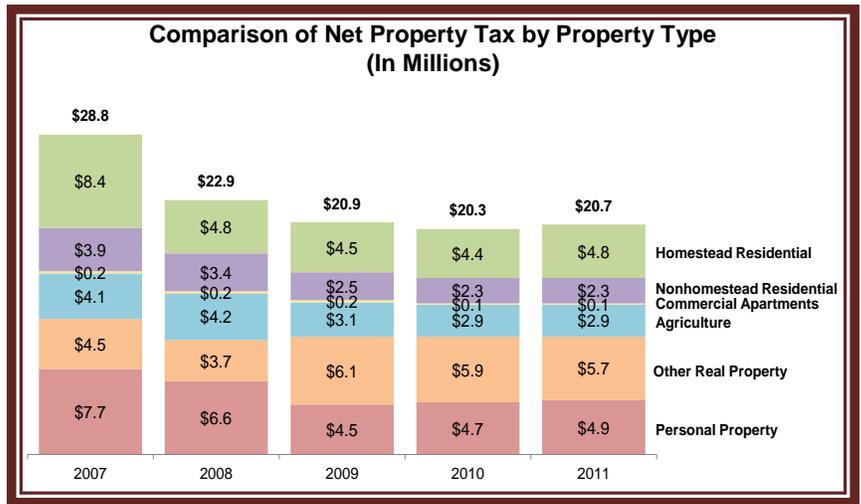
Tax Rates

Property tax rates decreased in the majority of Jasper County tax districts. The average tax rate declined by 2.4% because of an increase in net assessed value. Total levies in Jasper County were almost unchanged with a reduction of 0.1%. The biggest levy increases were in the county general and cumulative capital improvement funds and the Kankakee Valley Schools debt service, referendum debt, and bus replacement funds. The biggest levy reductions were in the county EMS, cumulative bridge, and health funds and in the Kankakee Valley Schools transportation fund. Jasper County's total net assessed value increased 1.2% in 2011. (The certified net AV used to compute tax rates rose by 2.4%.) Homestead and agricultural net assessments increased by 0.2% and 2.4%, respectively. Other residential assessments showed an increase at 2.9%, while business net assessments increased by 1.0%.

★★★★★★
*SMALL INCREASES IN TAX BILLS FOR
 NONHOMESTEAD PROPERTY*
 ★★★★★★

Net Tax Bill Changes - All Property Types

Net tax bills for all taxpayers rose 2.0% in Jasper County in 2011, less than the statewide increase of 2.8%. Other residential property, which includes smaller rentals and second homes, saw net tax bills increase by 0.2%. Tax bills for commercial apartments increased 1.1%. Business tax bills - which include commercial, industrial and utility buildings, land and equipment - were nearly unchanged, increasing by 0.4%. These small tax bill changes reflect the small tax rate changes in Jasper County in 2011. Agricultural tax bills rose 2.0%. Lower tax rates were more than offset by the 3.2% increase in the base rate assessment of farm land, from \$1,250 to \$1,290 per acre for taxes in 2011.



Tax Cap Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

★★★★★★
*TAX CAP CREDITS REMAINED
 SMALL IN 2011*
 ★★★★★★

Total tax cap credit losses in Jasper County were only \$3,544, which rounds to 0% of the levy. This was less than the state average loss rate of 9.2%, and less than the median value of 3.8% among all counties. Tax rates are the main determinant of tax cap credits, and Jasper County's tax rates were much lower than the state median.

All the tax cap credits were in the elderly category. These credits prevent tax bills on homesteads owned by people 65 and over with low incomes from rising more than 2%. Regular tax cap credits are zero for all categories. Jasper tax rates are simply too low for most property to qualify for tax cap credits. Losses by all local units were insignificant.

Jasper County Tax Cap Credits	1%	2%	3%	Elderly	Total	% of Levy
2010 Tax Cap Credits	\$0	\$0	\$0	\$11	\$11	0.0%
2011 Tax Cap Credits	0	0	0	3,544	3,544	0.0%
Change	\$0	\$0	\$0	\$3,534	\$3,534	0.0%

Tax cap credits increased slightly in Jasper County in 2011 by \$3,534. The additional credits

represent a very small added loss in tax revenues. All of the increase in tax cap credits was in the elderly tax cap category. The elimination of the state homestead credit and the drop in local income tax revenue that funds local property tax credits caused much of the elderly tax cap credit increase.

The Effect of Recession

The 2009 recession had a small effect on Jasper County assessments for pay-2011. Homestead property values and construction activity appear to have risen slowly in Jasper County in 2009. Business assessments increased by a small amount as well. With tax rates so low, however, changes in assessments and tax rates have no effects on tax cap credit revenue losses.

★★★★★★
*2009 RECESSION HAD A SMALL EFFECT
 ON ASSESSMENTS IN PAY-2011*
 ★★★★★★

Property Type	Gross AV 2010	Gross AV 2011	Gross AV Change	Net AV 2010	Net AV 2011	Net AV Change
Homesteads	\$1,314,442,690	\$1,322,378,900	0.6%	\$626,711,851	\$627,781,319	0.2%
Other Residential	209,789,600	216,041,500	3.0%	208,935,043	214,972,718	2.9%
Ag Business/Land	389,828,400	398,745,600	2.3%	388,894,330	398,421,080	2.4%
Business Real/Personal	1,416,098,550	1,438,903,340	1.6%	1,307,559,696	1,320,275,961	1.0%
Total	\$3,330,159,240	\$3,376,069,340	1.4%	\$2,532,100,920	\$2,561,451,078	1.2%

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Jasper County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	2011	% Change			
						2007 - 2008	2008 - 2009	2009 - 2010	2010 - 2011
<i>County Total</i>	38,987,440	41,054,860	24,527,032	24,244,333	24,224,545	5.3%	-40.3%	-1.2%	-0.1%
State Unit	48,146	50,524	0	0	0	4.9%	-100.0%		
Jasper County	7,663,263	7,587,069	6,050,272	5,729,390	5,571,406	-1.0%	-20.3%	-5.3%	-2.8%
Barkley Township	11,134	11,236	11,220	11,103	10,669	0.9%	-0.1%	-1.0%	-3.9%
Carpenter Township	81,152	82,430	80,737	77,178	80,500	1.6%	-2.1%	-4.4%	4.3%
Gillam Township	37,143	37,900	36,969	25,852	32,693	2.0%	-2.5%	-30.1%	26.5%
Hanging Grove Township	16,611	16,623	16,358	16,453	15,642	0.1%	-1.6%	0.6%	-4.9%
Jordan Township	18,283	18,682	18,465	18,458	17,453	2.2%	-1.2%	0.0%	-5.4%
Kankakee Township	60,362	60,611	59,193	55,430	43,338	0.4%	-2.3%	-6.4%	-21.8%
Keener Township	294,400	227,135	215,507	214,570	205,515	-22.8%	-5.1%	-0.4%	-4.2%
Marion Township	93,145	92,729	89,066	88,715	84,464	-0.4%	-4.0%	-0.4%	-4.8%
Milroy Township	0	0	0	0	0				
Newton Township	23,715	21,530	22,476	22,363	21,488	-9.2%	4.4%	-0.5%	-3.9%
Union Township	13,319	13,338	13,266	12,876	12,623	0.1%	-0.5%	-2.9%	-2.0%
Walker Township	65,645	100,278	91,436	91,476	86,606	52.8%	-8.8%	0.0%	-5.3%
Wheatfield Township	66,417	69,283	64,756	58,290	63,127	4.3%	-6.5%	-10.0%	8.3%
Rensselaer Civil City	1,174,941	1,189,665	1,308,364	1,125,863	1,193,656	1.3%	10.0%	-13.9%	6.0%
Demotte Civil Town	785,207	795,085	755,663	737,292	700,709	1.3%	-5.0%	-2.4%	-5.0%
Remington Civil Town	302,240	290,743	250,475	271,889	259,890	-3.8%	-13.9%	8.5%	-4.4%
Wheatfield Civil Town	101,952	104,836	101,622	102,988	98,775	2.8%	-3.1%	1.3%	-4.1%
Kankakee Valley School Corporation	16,986,313	18,242,784	8,795,840	9,082,493	9,256,618	7.4%	-51.8%	3.3%	1.9%
Rensselaer Central School Corporation	6,689,255	7,562,593	3,684,986	3,384,219	3,575,115	13.1%	-51.3%	-8.2%	5.6%
West Central School Corporation	515,821	497,074	256,771	287,925	259,127	-3.6%	-48.3%	12.1%	-10.0%
Tri County School Corporation	2,473,056	2,472,612	1,107,868	1,358,963	1,285,905	0.0%	-55.2%	22.7%	-5.4%
Remington Public Library	70,214	70,968	69,971	68,226	68,022	1.1%	-1.4%	-2.5%	-0.3%
Jasper County Public Library	1,395,706	1,439,132	1,425,751	1,402,321	1,281,204	3.1%	-0.9%	-1.6%	-8.6%
Northwest Indiana Solid Waste Mgt District	0	0	0	0	0				
Remington Redevelopment Commission	0	0	0	0	0				
Rensselaer Redevelopment Commission	0	0	0	0	0				

Jasper County 2011 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	LOIT PTRC	Credit Rates				Net Tax Rate, Homesteads
				COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	
37002	Carpenter Township	1.0434	29.2319%	--	--	--	--	0.7384
37003	Remington Corp (Carpenter)	1.5844	29.2319%	--	--	--	--	1.1212
37019	Barkley Township	0.9428	29.2319%	--	--	--	--	0.6672
37020	Gillam Township	0.9350	29.2319%	--	--	--	--	0.6617
37021	Hanging Grove Township	0.9771	29.2319%	--	--	--	--	0.6915
37022	Jordan Township	0.9759	29.2319%	--	--	--	--	0.6906
37023	Kankakee Township	1.0627	29.2319%	--	--	--	--	0.7521
37024	Keener Township	1.1075	29.2319%	--	--	--	--	0.7838
37025	Demotte Corp (Keener)	1.5857	29.2319%	--	--	--	--	1.1222
37026	Marion Township	0.9930	29.2319%	--	--	--	--	0.7027
37027	Rensselaer Corp (Marion)	1.5274	29.2319%	--	--	--	--	1.0809
37028	Milroy Township	0.9300	29.2319%	--	--	--	--	0.6581
37029	Newton Township	0.9638	29.2319%	--	--	--	--	0.6821
37030	Union Township North	1.0658	29.2319%	--	--	--	--	0.7542
37031	Union Township South	0.9413	29.2319%	--	--	--	--	0.6661
37032	Walker Township	1.1119	29.2319%	--	--	--	--	0.7869
37033	Wheatfield Township	1.0985	29.2319%	--	--	--	--	0.7774
37034	Wheatfield Corp (Wheatfield)	1.5135	29.2319%	--	--	--	--	1.0711

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Jasper County 2011 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Total	Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly				
<i>Non-TIF Total</i>	0	0	0	3,544		3,544	24,224,545	0.0%
<i>TIF Total</i>	0	0	0	0		0	793,717	0.0%
<i>County Total</i>	0	0	0	3,544		3,544	25,018,262	0.0%
Jasper County	0	0	0	638		638	5,571,406	0.0%
Barkley Township	0	0	0	0		0	10,669	0.0%
Carpenter Township	0	0	0	0		0	80,500	0.0%
Gillam Township	0	0	0	0		0	32,693	0.0%
Hanging Grove Township	0	0	0	0		0	15,642	0.0%
Jordan Township	0	0	0	0		0	17,453	0.0%
Kankakee Township	0	0	0	1		1	43,338	0.0%
Keener Township	0	0	0	77		77	205,515	0.0%
Marion Township	0	0	0	12		12	84,464	0.0%
Milroy Township	0	0	0	0		0	0	
Newton Township	0	0	0	3		3	21,488	0.0%
Union Township	0	0	0	0		0	12,623	0.0%
Walker Township	0	0	0	0		0	86,606	0.0%
Wheatfield Township	0	0	0	0		0	63,127	0.0%
Rensselaer Civil City	0	0	0	353		353	1,193,656	0.0%
Demotte Civil Town	0	0	0	646		646	700,709	0.1%
Remington Civil Town	0	0	0	0		0	259,890	0.0%
Wheatfield Civil Town	0	0	0	0		0	98,775	0.0%
Kankakee Valley School Corporation	0	0	0	1,182		1,182	9,256,618	0.0%
Rensselaer Central School Corporation	0	0	0	470		470	3,575,115	0.0%
West Central School Corporation	0	0	0	0		0	259,127	0.0%
Tri County School Corporation	0	0	0	0		0	1,285,905	0.0%
Remington Public Library	0	0	0	0		0	68,022	0.0%
Jasper County Public Library	0	0	0	161		161	1,281,204	0.0%
Northwest Indiana Solid Waste Mgt Dist	0	0	0	0		0	0	
Remington Redevelopment Comm	0	0	0	0		0	0	
Rensselaer Redevelopment Comm	0	0	0	0		0	0	
TIF - Carpenter Township	0	0	0	0		0	247,270	0.0%
TIF - Remington Corp (Carpenter)	0	0	0	0		0	80,883	0.0%
TIF - Rensselaer Corp (Marion)	0	0	0	0		0	465,564	0.0%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

Circuit Breaker Credit Types:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.